

PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.,
DRAFT MINUTES—BOARD OF MANAGERS MEETING –March 25, 2025
The Clubs of Prestonwood-The Creek

Board Members: Jeff Hughes, Jim Eason, Nancy Baker, Phyllis Wells, Amanda Wells, Susie Brown, Rick Wilson

Absent Board Members: Dan Burbine, Marty Park

Operations Manager: Carrie Bailey; Office Manager: Tonie Daly

Owners: Pat Esser, Delisa Day, Estella Shaw and Wanda Brinlee

DETERMINATION OF A QUORUM There is a Quorum

- I. EXECUTIVE SESSION – 6:30 PM
- II. CALL TO ORDER – The meeting was called to order by President, Jeff Hughes, at 7:01 p.m.
- III. MINUTES REVIEW AND APPROVAL Motion to approve: Rick Wilson, 2nd by Amanda Wells-All Approved
- IV. Organizational Meeting, on March 4th, MINUTES REVIEW AND APPROVAL Motion to approve: Nancy Baker, by Rick Wilson March-All Approved.
- V. BOARD ACTIONS TAKEN BY EMAIL – None
- VI. EXECUTIVE SESSION SUMMARY/VOTING – Carrie Bailey-lawsuit will happen, repairs will move forward once proposal received, will present to board for approval. Metal Mansard with standing seam metal. Hopefully we will receive the settlement soon.
- VII. MANAGERS REPORT – Carrie Bailey - Manager's Report attached.
- VIII. UNFINISHED BUSINESS – See Manager's Attached Report.
- IX. NEW BUSINESS
- X. OFFICER & COMMITTEE REPORTS
 - A. TREASURER'S/ FINANCE-Jim Eason- Provided our current financial information.
 - B. BUILDING- Chair: Jeff Hughes for Marty Park – Keeping track of renovations going on now and completed.
 - C. BYLAWS & RULES – Rick Wilson – Seen construction debris in alleys. Carrie has spoken with Roger about staging better and quicker clean up. People with dogs need to do better, he took a bag of doggie doo from the park, not just his dog. Need to make certain the parking permits must be visible at all times. There are photos of a grill / smoker in Stillwood alley. Per Carrie, we need to address violations on at least one alley at a time rather than one condo to consistently apply the Rules.
 - D. LANDSCAPE –Phyllis Wells – Committee to meet April 1st 530-630, will bring what they see, take photos and make recommendations. Will try to make an appointment with the Dallas County master Gardner to speak on container gardening. Possibly go to a nursery class, like what North Haven does, maybe in autumn. Per Carrie, the agave will be thinned out – the old will be removed and the new will be thinned out.
 - E. COMMUNICATIONS – Susie Brown – Carrie and I have been revamping this chair. We are focusing on the website. The newsletter is defunct. The stories on the website will be changed every month and then archived for reference. Sitting in on the assorted meetings in the role of Liaison between the committees, board and community.
The next Book Club Meeting is 4/2/2025 from 6 to 7:30. Thank you Pat Esser!
 - F. SOCIAL-Amanda Wells – We met today, next is May 9th at the office. Working on recruiting others who are interested. First social will be May 31st, Hawaiian Luau, a summer kickoff party, food, pina coladas. Then, July 3rd party for kaboom town, we already have the food truck set up. Third, Halloween party on Oct 31st.
 - G. COMMUNITY NETWORKING – Nancy Baker reported on our community, neighborhood, and city.

XI. MEMBER COMMENTS:

A. Pat Esser –Question, grills are not allowed, Jeff identified the one Pat has is allowed, it is the charcoal grills and smokers, 20 lb propane grills are not allowed.

B. Wanda Brinlee – Nancy, the information you share is wonderful. I think it should be on the website which would allow all the community to be aware of the information in your report. Especially with the Artificial intelligence. May 3rd is election day for district 11. Go out and vote. You can go to “next-door” to get a lot of information about the candidates.

C. Phyllis Wells – Preston Del Norte is putting in 15 stories,

XII. MEETING ADJOURNMENT – 8:00 PM.

The next BOM Meeting will be on May 20, 2025, at 7:00 P.M.

Tonie Daly, Office Manager for Phyllis Wells, Secretary